

## CAPSULE SUMMARY SHEET

Survey No.: CH-417 (PACS A26) Construction Date: 1916  
Name: Katherine Chappelear Property  
Location: 15240 Prince Frederick Road, Hughesville, Charles County

Private/Residence/Occupied/Good/Restricted

### Description:

The Katherine Chappelear Property, constructed in 1916, is located on the north side of Prince Frederick Road in Hughesville, Charles County. The residence is a 2½-story, 3-bay front-gable cottage with a parged, stone foundation and asbestos siding. The metal roof has exposed rafter ends and a central brick chimney. A 1-story addition, constructed circa 1985, extends from the east elevation and a 2-story addition is located on the north (rear) elevation.

### Significance:

Katherine Chappelear acquired a 1.6 hectares (4 acre) parcel from the heirs of George Chappelear in 1916, and constructed the cottage on the property. Katherine and Frederick Chappelear retained the property until 1944, when the residence and land was transferred to John and Pearl Combs. The Combs family retained ownership until 1973, when the current owner, B. Clark King, acquired the property. The property size of 1.6 hectares (4 acres) has remained constant. The property is an undistinguished example of a common architectural style. In addition, the architectural integrity has been compromised through the conversion of the residence into two units and the construction of two additions.

Preparer:  
P.A.C. Spero & Company  
January 1997

DOE \_\_\_yes \_\_\_no

**Maryland Historical Trust**  
**Maryland Inventory of Historic Properties Form**  
**MD 5 - Hughesville Project**

**1. Name:** (indicate preferred name)

historic Katherine Chappellear Property

and/or common King Property

**2. Location:**

street & number 15240 Prince Frederick Road \_\_\_ not for publication

city, town Hughesville \_\_\_ vicinity of congressional district

state Maryland county Charles

**3. Classification:**

Category	Ownership	Status	Present Use
___ district	___ public	<u>x</u> occupied	___ agriculture ___ museum
<u>x</u> building(s)	<u>x</u> private	___ unoccupied	___ commercial ___ park
___ structure	___ both	___ work in progress	___ education <u>x</u> private
___ site	<b>Public Acquisition</b>	<b>Accessible</b>	___ entertainment residence
___ object	___ in process	<u>x</u> yes: restricted	___ government ___ religious
	___ being considered	___ yes: unrestricted	___ industrial ___ scientific
	<u>x</u> not applicable	___ no	___ military ___ other:
			___ transportation

**4. Owner of Property:** (give names and mailing addresses of all owners)

name B. Clark and Evelyn B. King

street & number 15240 Prince Frederick Road telephone no.:

city, town Hughesville state and zip code MD 20637-3129

**5. Location of Legal Description**

Land Records Office of Charles County liber 538

street & number Charles Street folio 200

city, town La Plata state MD

**6. Representation in Existing Historical Surveys**

title

date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local

depository for survey records

city, town state

## 7. Description

Survey No. CH-417 (PACS A26)

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Resource Count: 3

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Katherine Chappelle Property, constructed in 1916, is located on the north side of Prince Frederick Road in Hughesville, Charles County. The residence is a 2½-story, 3-bay front-gable cottage with a parged, stone foundation and asbestos siding. The metal roof has exposed rafter ends and a central brick chimney. A 1-story addition, constructed circa 1985, extends from the east elevation and a 2-story addition is located on the north (rear) elevation.

The south, or front elevation has a central entry with a front-gable, entry porch, supported by wood posts. There are two, 6/6 double-hung, wood windows on the first story and three, 6/6 double-hung, wood windows on the second story.

The west elevation has one, 3-light window at the basement level and three, 6/6 double-hung, wood windows on both the first and second stories.

The north, or rear elevation is obscured by the 2-story addition. The first story of the addition is an enclosed porch with two pairs of 1/1 double-hung, windows and a door. A wood staircase extends from grade to the second story, which is an open porch with an iron railing and corrugated plastic roofing. One, 1/1 double-hung, window and a door are located on the second story.

The first story of the east elevation is covered by the modern 1-story addition. The second story has three, 1/1 double-hung windows.

According to the owner, all original cabinetry and wood trim on the interior of the structure was replaced after approximately 1975.

There are two other buildings associated with this property. The first is a modern, metal commercial building, constructed in 1987. The commercial building is located north of the house.

The second structure is a shed with an attached carport, located northwest of the house and west of the commercial building. The shed is a circa 1920, small tobacco barn, which the current owner modified for use as storage. The attached carport was constructed in 1987.

The property is located along Prince Frederick Road. Concrete steps at the front of the property lead from the road, up an embankment to the front of the residence.

## 8. Significance

Survey No. CH-417 (PACS A26)

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-prehistoric	<input type="checkbox"/> Community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communication	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1916

Builder/Architect Unknown

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D  
and/or  
Applicable Exceptions: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G  
Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Katherine Chappelear acquired a 1.6 hectares (4 acre) parcel from the heirs of George Chappelear in 1916, and constructed the cottage on the property. There are no detailed, published historic maps of Charles County, Maryland that locate and indicate ownership of structures, however. Katherine and Frederick Chappelear retained the property until 1944, when the residence and land was transferred to John and Pearl Combs. The Combs family retained ownership until 1973, when the current owner, B. Clark King, acquired the property. The property size of 1.6 hectares (4 acres) has remained constant.

The Maryland Colony was granted by King Charles I to Lord Baltimore in 1632. Two years later, the first European community was established at St. Mary's City. Subsequent colonization moved north, along the Potomac and Patuxent Rivers. As settlers migrated away from St. Mary's City, the formation of a new county became necessary, and Charles County was founded in 1658. This area was originally inhabited by Algonquins of the Powhatan Confederacy. Road clearing began in the mid-eighteenth century as a result of the establishment of port towns and Maryland's rising population. Tobacco cultivation dominated the economic and social life of Charles County until the mid-nineteenth century when soil exhaustion required agricultural diversification. The introduction of rail lines in the late nineteenth century linked Charles County with the north and south, encouraging trade. While the suburbanization of Charles County was ensured by the widespread availability of the automobile in the mid-twentieth century, the County has retained its rural and agricultural character.

The area that became Hughesville was located in Lord Baltimore's grant of 6,879.9 hectares (17,000 acres) of Newport Hundred to Major William Boarman during 1650-1699. This land included the region "east of Zachiah Swamp" and became known as Boarman's Manor. Hughesville does not appear on an 1840 Map of a Part of Maryland, and Fisher's 1852 Gazetteer of the State of Maryland did not list the community. Hughesville was located at the crossroads of two of the main routes through Charles County: Burnt Store to Patuxent City and on to Annapolis, (Burnt Store Road and Prince Frederick Road/Route 231) and Bryantown to Charlotte Hall and on to St. Mary's City (Leonardtwn Road/Route 5). Accordingly, Hughesville is shown on Martenet's 1866 Map of Maryland, Atlas Edition. The 1871 State Gazette and Merchants and Farmers Directory for Maryland and the District of Columbia called Hughesville a "post town." Bland's 1887 Maryland Directory and State Gazetteer listed both Episcopal and Roman Catholic churches in Hughesville as well as a Friends' school, four (4) general merchandise stores, two (2) saloons, two (2)

# CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Katherine Chappellear Property

SURVEY NO.: CH-417 (PACS A26)

ADDRESS: 15240 Prince Frederick Road, Hughesville, Charles County

## 8. Significance (Continued)

undertakers, a wheelwright, a blacksmith, a tobacco buyer, and a population of fifty (50). Gannett's 1904 Gazetteer of Maryland defined Hughesville as a "post village...on the Washington, Potomac and Chesapeake Railroad" (Gannett 1904: 43). By 1906 the community was known as "a station of the Southern Maryland Railroad...and a banking town" with two (2) physicians, two (2) general stores, two (2) blacksmiths, a grist and saw mill, a flour mill, an undertaker and livery, a hotel, a hotel and saloon, a grocer and saloon, an insurance salesman, and a population of 150 (Maryland 1906: 667).

Between 1870 and 1940 the vernacular cottage style, such as the residence on the Katherine Chappellear Property, was typically built for Americans of modest means. They are characterized by simple ornamentation and mass-produced components, such as door frames, moldings, sash and window units, and porch decoration. The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, such as those found in cottages, contributed greatly to the development of the modern American housing industry. Designs for vernacular cottages were obtained from popular magazines, such as House Beautiful, or carpenter's and builder's journals, such as American Builder. A variety of front-gable, side-gable, cross-gable and hipped roof frame cottages were developed in the early to mid-twentieth century. Front-gable and hipped roof cottages are primarily 1 to 1½-stories tall, 3-bays wide and several rooms deep. Side-gable and cross-gable structures are usually 2 to 2½-stories tall, are typically 2 to 3-bays in width and vary from one to three rooms deep. They usually include a porch covered with a shed roof. Porches are supported by posts often containing machine-produced Victorian ornamentation. Some cottages feature ornamentation drawn from Craftsman style or Colonial Revival architecture (Gottfried and Jennings 1988, viii-xv).

### National Register Evaluation:

The Katherine Chappellear Property, a front-gable cottage constructed in 1916, is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. The property is not eligible under Criterion C, as it is an undistinguished example of a common architectural style. In addition, the architectural integrity has been compromised through the conversion of the residence into two units and the construction of two additions. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

### MARYLAND HISTORICAL TRUST

Eligibility recommended \_\_\_\_\_ Eligibility Not Recommended X  
 Comments: \_\_\_\_\_

Reviewer, OPS: \_\_\_\_\_ Date: \_\_\_\_\_  
 Reviewer, NR Program: \_\_\_\_\_ Date: \_\_\_\_\_

*Gray*

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## 9. Major Bibliographical References Survey No. CH-417 (PACS A26)

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See Continuation Sheet

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## 10. Geographical Data

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Acreage of nominated property \_\_\_\_\_

Quadrangle name Hughesville, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

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List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

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name/title Caroline Hall

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organization P.A.C. Spero & Company

date January 1997

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street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

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city or town Baltimore

state Maryland

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The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCP/DHCD  
100 Community Place  
Crownsville, MD 21032-2023  
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Katherine Chappellear Property

SURVEY NO.: CH-417 (PACS A26)

ADDRESS: 15240 Prince Frederick Road, Hughesville, Charles County

## 9. Major Bibliographical References (Continued)

- Bland, John R., ed. The Maryland Directory and State Gazetteer. Baltimore: The Baltimore Publishing Company, 1887.
- Brown, Jack D., et al. Charles County, Maryland, A History. La Plata: Charles County Bicentennial Committee, 1976.
- Charles County Department of Assessment and Taxation. 101 Catalpa Drive, La Plata, Maryland.
- Charles County Land Records Office. Charles County Courthouse, Charles Street, La Plata, Maryland.
- Fisher, R.S. Gazetteer of the State of Maryland, Compiled from the Returns of the Seventh Census of the United States, and Other Official Documents. Baltimore: James S. Waters, 1852.
- Gannett, Henry. A Gazetteer of Maryland. Department of the Interior, United States Geological Survey, Bulletin No. 231, Series F, Geography, 39. Washington, D.C.: Government Printing Office, 1904.
- Gottfried, Herbert and Jan Jennings. American Vernacular Design, 1870-1940. Ames, Iowa: Iowa State University Press, 1988.
- Gowans, Alan. Styles and Types of North American Architecture. New York: Harper Collins, 1992.
- Grow, Lawrence. Country Architecture. Pittstown, NJ: The Main Street Press, 1985.
- Hinkel, John V., ed. See Charles County, Maryland, founded in 1658. Compiled by John V. Hinkel & Associates. La Plata: Charles County Chamber of Commerce, 1959.
- KCI Technologies, Inc. Draft Historic Context for the U.S. 301 South Corridor Transportation Study, Prince George's and Charles Counties, Maryland. Prepared for the Maryland Department of Transportation, State Highway Administration, August 1996.
- Klapthor, Margaret Brown, and Paul Dennis Brown. The History of Charles County, Maryland. La Plata: Charles County Tercentenary, Inc., 1958.
- Klein, Marilyn W. and David P. Fogle. Clues to American Architecture. Washington D.C. and Philadelphia: Starrhill Press, 1986.
- Map of a Part of Maryland, Copied from the Geological State Map. 1840. Maryland Historical Trust, Crownsville, Maryland.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Katherine Chappellear Property

SURVEY NO.: CH-417 (PACS A26)

ADDRESS: 15240 Prince Frederick Road, Hughesville, Charles County

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## 9. Major Bibliographical References (Continued)

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- Martenet, Simon J. Martenet's Map of Maryland, Atlas Edition. Baltimore: Simon J. Martenet, 1866.
- Martenet, Simon J. New Topographical Atlas of the State of Maryland. Baltimore: Simon J. Martenet, 1873
- Maryland, Delaware and District of Columbia State Gazetteer and Business Directory 1906-1907. Baltimore: R.L. Polk & Co., 1906.
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- P.A.C. Spero & Company. Maryland Historic Context, Montgomery County and Prince George's County, Intercounty Connector Project. Volume I. Prepared for the Maryland Department of Transportation, State Highway Administration. Baltimore: P.A.C. Spero & Company, October 1996.
- Rifkind, Carole. A Field Guide to American Architecture. New York: Signet Press, 1980.
- Rivoire, J. Richard. Homeplaces, Traditional Domestic Architecture of Charles County, Maryland. La Plata: Southern Maryland Studies Center, 1990.
- State Gazette and Merchants and Farmers Directory for Maryland and the District of Columbia. Baltimore, 1871.
- Upton, Dell. "The Origins of Chesapeake Architecture." 3 Centuries of Maryland Architecture: A Selection of Presentations made at the 11th Annual Conference of the Maryland Historical Trust. Crownsville, Maryland, 1982.
- Wearmouth, John M. Charles County's Railroad. Prince George's County Historical Society, Glendale, Maryland.
- Wells, Camille, ed. Perspectives in Vernacular Architecture, Columbia, Missouri: University of Missouri Press, 1986.
- Wells, Camille, ed. Perspectives in Vernacular Architecture, II, Columbia, Missouri: University of Missouri, 1987.



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

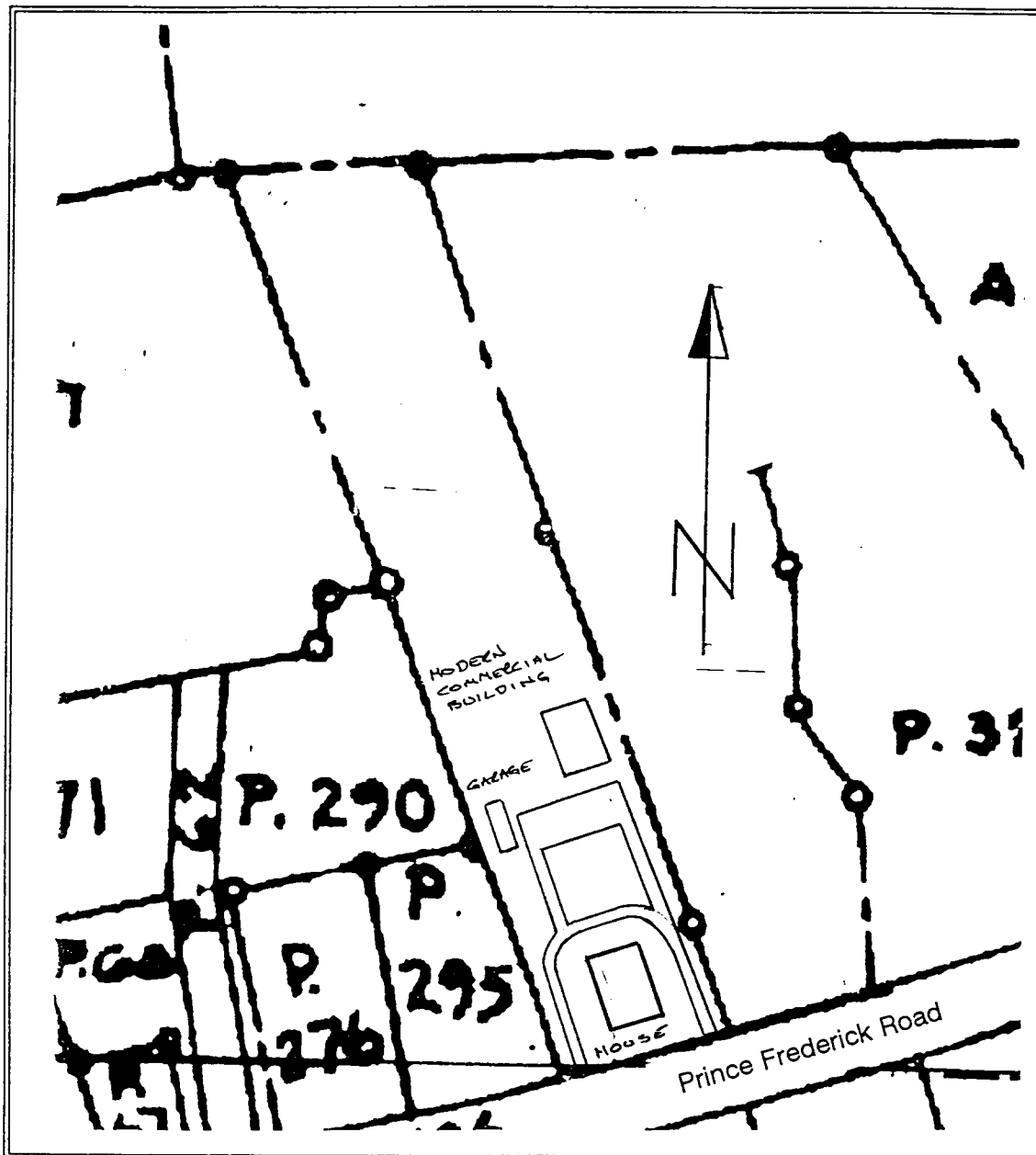
RESOURCE NAME: Katherine Chappelle Property

SURVEY NO.: CH-417 (PACS A26)

ADDRESS: 15240 Prince Frederick Road, Hughesville, Charles County

## 10. Geographical Data (Continued)

Resource Sketch Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Katherine Chappellear Property

SURVEY NO.: CH-417 (PACS A26)

ADDRESS: 15240 Prince Frederick Road, Hughesville, Charles County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Western Shore

Chronological/Developmental Period Theme (s):

Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

Historic Environment (urban, suburban, village, or rural):

Suburban

Historic Function(s) and Use(s):

Residence

Known Design Source (write none if unknown):

None

Preparer:  
P.A.C. Spero & Company  
January 1997

MD 5 - Hughesville Project  
 Town/County Hughesville vicinity/Charles C  
 Quad Hughesville, MD  
 Survey No. CH- 417 (PACS A26  
 Property Name Katherine Chappelor P

MD 5 - Hughesville Project  
Town/County Hughesville vicinity/Charles Co.  
Quad Hughesville, MD  
Survey No. CH- 4/17 (PACS A26)  
Property Name Katherine Chapplear Property



- 1 CH 417
- 2 Kathleen Chapple's Property
- 3 Charles County, MD
- 4 Caroline Hall
- 5 January 1997
- 6 MD SHPO
- 7 South elevation, view N
- 8 1 of 7



- 1 CH-417
- 2 Kathleen Chappelle's Property
- 3 Charles County, MD
- 4 Carsons Hall
- 5 January 1997
- 6 MDSHPD
- 7 West elevation, view E
- 8 2 of 7





- 1 CH-417
- 2 Kathleen Chappell Property
- 3 Charles County, MD
- 4 Caroline Hall
- 5 January 1997
- 6 MD SHPB
- 7 North elevation, view 8
- 8 3 of 7



1 CH-417

2 Kathleen Chappelcar Property

3 (Charles County, MD)

4 Caroline Hall

5 January 1997

6 MD SHPO

7 East elevation, view W

8 487



- 1- CH-417
- 2- Kathleen Chappelle's Property
- 3- Charles County, MD
- 4- Caroline Hall
- 5- January 1997
- 6- MD SHPO
- 7- Commercial building, view N
- 8- 5 of 7



- 1- CH-417
- 2- Kathleen Chappellan Property
- 3- Charles County, MD
- 4- Caroline Hall
- 5- January 1997
- 6- MD SHPO
- 7- garage, view E
- 8- 6 of 7





1- CH-417

2- Kathleen Chappell's Property

3- Charles County, MD

4- Caroline Hall

5- January 1997

6- MD SHPO

7- Garage, View NE

8- 7 of 7